

STERLING HEIGHTS PLANNING COMMISSION
REGULAR MEETING
CITY HALL
April 14, 2016

LOCATION: City Council Chambers, 40555 Utica Road, Sterling Heights, MI
SUBJECT: Minutes of the Regular Meeting of the Planning Commission held April 14, 2016.

Mr. Reinowski called the meeting to order at 7:00 p.m.

Members present at roll call: Paul Jaboro, Stefano Militello, Donald Miller, Jeffrey Norgrove, Jeffrey Norgrove, Leonard Reinowski, and Gerald Rowe

Members absent at roll call: Benjamin Ancona, Edward Kopp, Excused

Also in attendance: Chris McLeod, City Planner
Clark Andrews, City Attorney

APPROVAL OF AGENDA

Moved by Miller, supported by Norgrove, to approve the Agenda.

Ayes: Miller, Norgrove, Reinowski, Rowe, Jaboro, Militello,

Nays: None

Absent: Ancona and Kopp

Motion carried.

PPCM-1150 - AutoZone Development

Request for a Special Approval Land Use to construct an auto supply store in the C-1 (Local Convenience Business) district - East side of Van Dyke, west of Utica Road in Section 03.

Property Address: Part of 43020 Van Dyke

Mr. McLeod stated there was a request by the applicant to be postponed to the May meeting.

Mr. Reinowski called for a motion.

Motion by Mr. Militello, supported by Mr. Rowe, for PPCM-1150 to be postponed to the May meeting.

Mr. Reinowski asked for any discussion on the motion.

Mr. Andrews requested a specific date be set.

Mr. McLeod stated May 12, 2016.

Mr. Militello amended his motion to include the May 12 date and Mr. Rowe supported his amendment.

Mr. Reinowski asked for any discussion on the motion. Being none, he called for a roll call vote by the Secretary.

Ayes: Militello, Rowe, Jaboro, Miller, Norgrove, Reinowski

Nays: None

Absent: Ancona and Kopp

Motion Carried.

PZ15-1138 - Stellar Hospitality Hall Road, LLC

Request for Conditional Rezoning from C-2 (Planned Comparison Shopping) district to C-3 (General Business) district - East side of Delco Road between M-59 Hall Road and North York Drive in Section 2.
Property address: 44500 Delco Blvd.

Mr. McLeod stated the property owner requested the application be postponed until November. The item was first presented in February, when it was requested that it be postponed to April 14, specifically. They are asking for additional postponement to the November meeting. They are working out land issues regarding the final configuration and wanted more time. This is the reason for the request of lengthy postponement until November.

Mr. Reinowski called for a motion.

Motion by Mr. Militello, supported by Rowe to postpone until November 10, 2016.

Mr. Reinowski asked for any discussion on the motion.

Mr. Norgrove asked if a second mailing should go out because of the lengthy postponement.

Mr. McLeod stated there is no legal requirement but because of lengthy postponement they will do a second mailing as the application moves closer to the date.

Mr. Reinowski asked for any further discussion. Being none, he called for a roll call vote by the Secretary.

Ayes: Militello, Rowe, Jaboro, Miller, Norgrove, Reinowski

Nays: None

Absent: Ancona and Kopp

Motion Carried.

PPCM-1151- Michigan Schools & Government Credit Union

Request for a Special Approval Land Use to construct a bank with a drive-through in the C-3 (General Business) district - West side of Mound, north side of 18 Mile Road in Section 08.

Property address: 41030 Mound Road

Mr. Reinowski asked Mr. McLeod for an overview.

Mr. McLeod stated this is a Special Approval Land Use request for a bank and ancillary drive-through facility in the C-3 General Business District. The C-3 district specifically indicates any drive-through facility requires Special Approval Land Use. The credit union is proposed to be approximately 3,500 sq. ft., to be located at 41031 Mound Road, which is at the northwest corner of 18 Mile Rd. and Mound. The property is zoned C-3. The surrounding properties specific to this application include the TRO District zoned property directly to the north, C-3 General Business District zoned property to the west, C-3 General Business District zoned property to the south (across 18 Mile Rd) and C-3 General Business District zoned property to the east (across Mound Rd.). He stated they have completed their review of the Special Land Use Standards that are specific for drive-through facilities as well as the General Planning Standards for all Special Land Uses within the city.

1. The ordinance requires all set-back requirements be met plus an additional 25 feet. The application does meet that requirement. Ingress points shall be 60 feet from intersections. The ingress and egress points of this site plan, more than adequately meet that requirement.
2. The entire site other than that area occupied by buildings and/or structures shall be landscaped. The applicant has provided an extensive landscape plan. (Drawing was shown on overhead screen). He stated one issue that will come up is there are significant easements along both road frontages;

one is sewer and the other water, on each roadway. They will have to work closely with the Engineering Department to make sure the significant plantings can occur within the easement areas.

3. Devices for the transmission or broadcasting of voices shall be so directed or muffled as to prevent said sounds from going beyond the boundaries. He stated the way the drive-through configuration is set up, the drive-through points through points toward the intersection south of Mound and 18 Mile Rd.
4. All driveway approaches, road drainage, curbs, etc. shall meet all requirements of the City's Engineering Department. As it continues to go through site plan review and engineering review, they will make sure all the configurations are met.
5. All adjacent side yards shall be zoned for business. Both side yards are zoned for C-3 General Business as well as TRO Technical Research Office.

In summation of the General Standards, Mr. McLeod stated the application more than meets the requirements for Special Land Use Approval in terms of size configuration, intensity of operation, etc. based on the ordinance requirements. He referenced the suggested action plan and stated he would answer any questions. He also stated if the Special Land Use Approval is granted, the Planning Department will be going through the site plan review and finalizing the site plan review before it moves on to Engineering.

Mr. Reinowski asked for any questions from the Commissioners for Mr. McLeod. Being none, he called for the petitioner to come forward to the podium.

Steve Brewer, 53362 Robinhood Dr., Shelby Twp., CFO for Michigan Schools & Government Credit Union
Mike Blaneck, Stucky Vitale Architects, 27172 Woodward Ave., Royal Oak

Mr. Brewer stated the credit union is a 60 year old institution in Macomb County. They have twelve branches and this will be the thirteenth branch. They have over 100,000 members and have \$6 billion in assets. They are looking forward to coming into the community and are good community partners. They work well with the cities and have not had any complaints.

Mr. Blaneck stated he has been working with Mr. McLeod for the past few months, and wanted to add (regarding the plantings) the landscape architect laid it out so they will not interfere with any underground lines. They will get more detailed when they meet again. He also stated they are adding a drive to each adjacent property to the north and west for cross access. Agreements have already been drawn up and submitted to the Planning Department. The plans for the drives were suggested from Macomb County's direction, and that is where they are shown. He doesn't feel there will be any issues with the placement. He stated they are trying to meet all requirements with the development of the site.

Mr. Reinowski asked if the Commissioners had any questions for petitioner.

Mr. Norgrove referenced Section 11.02, item 4 regarding devices to muffle sound. He asked what the hours of operation are.

Mr. Brewer stated the hours are:

- 9 a.m. - 5 p.m. Monday - Wednesday
- 9 a.m. - 6 p.m. Thursday
- 9 a.m. - 7 p.m. Friday
- 9 a.m. - 1 p.m. Saturday, and closed Sunday

Mr. Norgrove thanked the petitioner for the backup material submitted.

Mr. Miller commented on the drawings. It was stated the Building Code referenced states Livonia and it should be Sterling Heights.

Mr. Blaneck agreed.

Mr. Reinowski asked for any comments from the public. Being none, he called for a motion.

Motion by Mr. Norgrove, supported by Mr. Militello in the case of PPCM-1151 41031 Mound Road, I move to APPROVE the Special Approval Land Use based upon the facts and plans presented, subject to the following conditions:

1. That the development and operation of the facility shall remain consistent with the scale and nature of the use as described in the proposal, at Public Hearing and reflected on the site plan;
2. That the petitioner shall develop, maintain and operate the facility in compliance with all pertinent codes, ordinances and standards of the City of Sterling Heights, County of Macomb and the State of Michigan;
3. That the petitioner file a Notice of Approval with the Macomb County Register of Deeds within sixty (60) days following this action. Failure to file this notice will serve as grounds to revoke the Special Approval Land Use;
4. The decision of the Planning Commission shall remain valid and in force only as long as the facts and information presented to the Commission in the public hearing are found to be correct and the conditions upon which this motion is based are forever maintained as presented to the Commission.
5. That the Planning Commission has found that the proposed drive-through facility is compliant with Section 25.02 of the Zoning Ordinance.
6. Sign review and approval is a separate process and not a part of this review.
7. The dumpster enclosure should be constructed with the same brick as the principal building.
8. Street tree planting will need to be coordinated with the City's Engineering Department due to the presence of significant utilizes along both 18 Mile Road as well as Mound Road.
9. Stub connections have been provided to the properties to the north as well as to the west. Formal cross access agreements will need to be provided to ensure long term access is maintained between sites.
10. That a tree preservation plan be provided for those trees that are scheduled to be removed onsite.

This action is based on the following findings:

1. That the proposed credit union development is in conformance with the specific requirements of Section 11.02 of the Zoning Ordinance as outlined in comments #1 - #6 above.
2. That the proposed credit union development is in conformance with the general planning standards of Section 25.02 of the Zoning Ordinance as outlined in comments A-G as stated above in the backup material.

3. That the proposed credit union development meets or exceeds all other applicable Zoning Ordinance requirements upon compliance with conditions #1-#10 as stated above.

Mr. Reinowski asked for any discussion on the motion.

Mr. Rowe asked, in regards to #9, to see the drawing.

Mr. McLeod showed drawing and explained the north and west sub-connections that will be in place. They understand it is a busy intersection and to have cross connection will be beneficial for travel within parking lots without having to go onto Mound Road or 18 Mile Road.

Mr. Rowe agreed it makes sense to have cross access.

Mr. Miller asked when referencing "comments A-G" above should be read aloud.

Mr. McLeod stated they are in the reports and not necessary, they are part of the record for application.

Mr. Andrews stated the motion as written is adequate.

Mr. Norgrove (to address the public) stated there are certain zoning ordinances they must conform to. They have a thick zoning book that is read and with what was being referred to, A-G, it is in 25.02 of the general standards of the zoning code. He stated it is something that is on paper, legal, and binding.

Mr. Reinowski asked for any further discussion. Being none, he called for a roll call vote.

Ayes: Norgrove, Militello, Reinowski, Rowe, Jaboro, Miller

Nays: None

Absent: Ancona and Kopp

Motion Carried.

PPCM-1145- Master Land Use Plan Update

Mr. McLeod stated they will be discussing the draft end products of the future land use plan itself, which is part of the Master Land Use Plan. It is the most significant and most notable portion of a Master Land Use Plan, as well as a capital improvements program of the parks and recreation plan, that brings forward all the recommendations and projects of a parks and recreation plan. He stated Chip Smith from Wade Trim, the consultants who are preparing the Master Plan, will be presenting the statements to this point in terms of the future land use plan concepts as well as the parks and recreation comments as well.

Chip Smith, Professional Planner with Wade Trim. They are the lead consultants on the Master Land Use Plan project.

Mr. Smith's presentation was an overview of the following:

- 2030 Vision as a foundation
- Park and Recreation Improvements (non-motorized plan)
- Placemaking Opportunity Nodes
 - Nodal Development
 - Strategies for Placemaking Development at Nodes
- Future Land Use Framework (map)
- Future Land Use Plan (map)

Mr. Smith asked for questions and input.

Mr. Rowe asked, regarding the Future Land Use Plan map, to identify the existing mass transit routes.

Mr. Smith stated they do not usually include the existing transit routes in map, but knowing where they are, they are taken into consideration regarding the nodes. There is a discussion of these in the supporting documents. He stated their goal was to focus on the non-motorized plans.

Mr. Rowe asked to reconsider as the bus routes, in particular, do not change often. He agreed showing in the supporting documents, as stated, would be helpful. He also stated there is a connection with the non-motorized plan and the buses, which have bike racks, and walking to the bus stops.

Mr. Smith stated it does impact the design of the future land use plan locations around where there is a bus stop.

Mr. Militello asked why Plumbrook and Maple Lane golf courses were mentioned in material but not Rammler.

Mr. Smith stated they looked at the dynamics and location of each, they honed in on what opportunities there would be at those locations. He talked about the opportunities for different types of housing in the Maple Lane area. Mr. Smith stated in the Plumbrook area it is the confluence of all the trails that is conducive to the idea of an active living community.

Mr. McLeod stated one of the issues that come up with Rambler is the flood plain issue. Should that area ever be available for development, they would have to look at the environmental constraints. They felt if there was a time when the golf courses were no longer viable, it is important to include specifics for these general areas in the Master Plan to address possible future development.

There was discussion regarding the future of the golf courses. Mr. Smith stated they want to provide a guide, to be proactive, for future development should the need ever arise.

Mr. Rowe asked about the redevelopment of "tired" shopping centers.

Mr. Smith talked about the restructuring and redesign of those shopping centers to include their 2030 Vision.

Mr. Rowe asked about using a parcel map for the future land use plan and whether that was appropriate.

Mr. Smith stated they did not use a parcel map and they did not use parcel lines to draw the edges.

Mr. Rowe referenced the document, Sub Area Plan for the Lakeside District, that was presented to the owners of Lakeside Mall. He asked if the Planning Commission had seen the document.

Mr. McLeod stated in the coming months it will be brought forward and will be included in the Master Plan. He will forward copies to the Planning Commissioners.

Mr. Militello asked if, in the past, there were ordinances made that dictated the 'big box' stores having nicer facades.

Mr. Smith stated that level of detail would not be in the Master Plan.

Mr. Norgrove stated some changes have started in regards to building facades. He also stated concern for Lakeside Mall. He asked to see recommendations from previous meeting regarding Summit Place Mall.

Mr. Smith stated they would be provided.

Mr. Norgrove stated the Fire Station next to Baumgartner Park was missing on map. He thanked Mr. Smith for the detailed maps.

Mr. Miller stated other communities have utilized architectural standards, stated they would be beneficial and asked if there were any.

Mr. Smith stated it may be a little premature as they discuss the idea of nodal development and redevelopment. He explained using Form Based Code for development may be a recommendation and there will be further discussion on this at a later time.

Mr. Miller asked if Mr. Smith had any samples of Form Based Codes or Design Standards. Mr. Smith stated they will provide those.

Mr. Norgrove addressed Mr. Andrews regarding the Bylaws and confidential material. He asked if the maps that were presented can be shown to public if asked.

Mr. Andrews stated that would be fine and Mr. Smith concurred and encouraged discussion from public.

Mr. Rowe asked when they will have the opportunity to inspect more closely the Master Plan and if there is a deadline in regard to the five year review of the Master Plan.

Mr. Smith stated they would expect more input before anything is finalized.

Mr. McLeod stated it is in the review process currently. He also stated the Commissioners can contact the Planning office to address any questions regarding the Master Plan. He also addressed Mr. Militello's previous question regarding building aesthetics. There are standards in the ordinance in terms of design aesthetics. The Master Plan will lay the foundation but there will be differences depending on location.

Mr. Norgrove asked when a full draft will be available for the public and made suggestions of getting the public notified via the Farmer's Market, Music in the Park, etc.

Mr. Smith stated should be early summer. He stated there will be a community forum on Wednesday, 7 p.m. at the Senior Center.

Mr. Reinowski asked for any other questions from Commissioners. Being none, he asked for citizen participation.

Jazmine Early, 33294 Shelley Lynne Dr., Sterling Heights.

Ms. Early stated she believed there is already a plan in place for residential development in the Maple Lane Golf course area and she is requesting consideration in the Master Plan regarding traffic flow and parks for children. She stated residents are concerned about the traffic by the Community Center. She also expressed concern regarding lots being sold on 15 Mile Rd, between Mound and Ryan, how it will impact the Master Plan.

Mr. Reinowski stated Ms. Early could attend the Public Forum meeting on Wednesday to discuss the concerns.

APPROVAL OF MINUTES

Motion by Norgrove, supported by Miller, to approve the minutes of March 10, 2106.

Ayes: Norgrove, Miller, Reinowski, Jaboro, Militello,

Nays: None

Absent: Ancona and Kopp

Abstained: Rowe - Not present at March 10th meeting

Motion Carried.

CORRESPONDENCE

Mr. Reinowski stated there is a letter from the City of Troy regarding their Master Plan.

OLD BUSINESS

None.

NEW BUSINESS

Mr. McLeod advised the Commission that Mr. Kollmorgen had retired from Planning Commission. Several Planning Commissioners thanked him for his service to the community.

MOTION TO ADJOURN

Motion by Militello, supported by Jaboro to adjourn.

Ayes: Militello, Jaboro, Miller, Norgrove, Reinowski, Rowe

Nays: None

Absent: Ancona and Kopp

Motion Carried

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Stefano Militello, Secretary
Planning Commission